

## DEFINITIONS OF TERMS

(Source: SmartCode and Manual, including SmartCode version 8.0 & 9.2, Article 7)

New Urban Publications Inc.; [www.newurbannews.com](http://www.newurbannews.com); a Planners Dictionary; University of Wisconsin-Stevens Point College of Natural Resources [www.uwsp.edu/cnr](http://www.uwsp.edu/cnr); Randall Arendt [www.greenerprospects.com](http://www.greenerprospects.com)

**Brownfield:** An area previously used primarily as an industrial site.

**As of right development:** Development that complies with the provisions of the zoning regulations and may be approved administratively.

**Charrette:** The word charrette can refer to any collaborative session in which a group of designers drafts a solution to a design problem. While the structure of a charrette varies depending on the design problem and the individuals in the group, charrettes often take place in multiple sessions in which the group divides into sub-groups. Each sub-group then presents its work to the full group as material for future dialogue. Such charrettes serve as a way of quickly generating a design solution while integrating the aptitudes and interests of a diverse group of people.

**Conservation Subdivision:** A subdivision with a significant percentage of buildable lands (generally around 40% or more) permanently protected to create interconnected networks of conservation lands. Conservation subdivisions are specifically designed around each site's most significant natural and cultural resources, with their open space networks being the first element to be "green-lined" in the design process. These conservation lands may provide open space and recreation for the neighborhood and may also serve as local building blocks in a community-wide open space network. Conservation subdivisions are generally density neutral, meaning that the overall number of dwellings built is not different from that done under the current zoning and subdivision regulations.

**Context:** Surroundings made up of the particular combination of elements that create specific habitat.

**Corridor:** A lineal geographic system incorporating transportation and/or greenway trajectories. A transportation corridor may be a lineal urban Transect Zone.

**Cottage Development:** A cluster of detached single family homes, restricted in size and of high architectural quality, oriented around common open space.

**Density (residential):** The number of dwelling units within a standard measure of land area,

**Enduring Green Network:** A linear park, trail corridor, or open space conservation area that provides passive recreational opportunities, alternative transportation options and/or the conservation of open space or natural areas.

# GLOSSARY



**Form-Based Code:** A form-based code is a land development regulatory tool that places primary emphasis on the physical form of the built environment with the end goal of producing a specific type of “place”.

**GIS (Geographic Information System):** A computerized program in widespread municipal use that organizes data on maps.

**Greenfield:** An area that consists of open or wooded land or farmland that has not been previously developed.

**Greyfield:** Previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict or vacant.

**Human Scale:** The proportional relationship of the physical environment to human dimensions, acceptable to public perception and comprehension in terms of the size, height, bulk, and/or massing of buildings or other features of the built environment.

**Impact Fee:** A charge on new development to pay for the construction or expansion of off-site capital improvements that are necessitated by and benefit the new development.

**Infill:** Development occurring on vacant or partially developed land in established areas of the city that has infrastructure and public services in the immediate vicinity, and is surrounded by areas that are substantially developed.

**Intensity (nonresidential):** The number of square feet of development per acre by land use type with respect to non-residential land uses.

**Mixed Use:** Multiple functions within the same building or multiple buildings, most commonly comprised of residential and nonresidential uses.

**Pedestrian Shed:** An area, approximately circular, that is centered on a Common Destination. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. A pedestrian shed is often used as a unit of neighborhood measurement for planning analysis such as; land use, development density or intensity, accessibility to open space or parks, walkability, etc. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive.

**Sprawl:** Low-density land-use patterns that are automobile-dependent, energy and land consumptive, and require a very high ratio of road surface to development served. Characteristics of sprawl include: a scattered



development pattern that leaves large tracts of undeveloped land between developments; commercial strip centers along major streets, and large expanses of single-use development. (adapted from Michigan State Planning Officials, Patterns on the Land, Trend Future Project, final report, September 1995)

**Streetscape:** The urban element that establishes the major part of the public realm. The streetscape is composed of thoroughfares (travel lanes for vehicles and bicycles, parking lanes for cars, and sidewalks or paths for pedestrians) as well as the visible private frontages (building facades and elevations, porches, yards, fences, awnings, etc.), and the amenities of the public frontages (street trees and plantings, benches, streetlights, etc.).

**Transfer of Development Rights (TDR):** A method of relocating existing zoning rights from areas to be preserved as open space (“sending areas”) to areas to be more densely urbanized (“receiving areas”).

**Traditional Neighborhood Development (TND):** Developments that provide: a variety of housing types and prices; prominently sited village squares or greens; civic, community or educational buildings; and retail/offices/workplaces to provide a balanced mix of activities. These types of neighborhoods have interconnected streets, alleys and sidewalks in a grid or modified grid pattern with buildings oriented to the street and a high level of pedestrian activity.

**Transit-Oriented Development (TOD):** Moderate and high-density housing concentrated in mixed-use developments located along transit routes. . . . The location, design, and mix of uses in a TOD emphasize pedestrian-oriented environments and encourage the use of public transportation. (Community Green Line Planning Project, “Putting Neighborhoods on the Right Track,” Chicago)

**Transect:** A cross-section of the environment showing a range of different habitats. The rural-urban Transect of the human environment used in the SmartCode template is divided into six Transect Zones. These zones describe the physical form and character of a place, according to the Density and intensity of its land use and Urbanism.

**Transect Zone (T-Zone):** One of several areas on a Zoning Map regulated by the SmartCode. Transect Zones are administratively similar to the land use zones in conventional codes, except that in addition to the usual building use, Density, height, and Setback requirements, other elements of the intended habitat are integrated, including those of the private Lot and building and Public Frontage.

**Village:** A Village is usually a TND Community Type standing isolated in the countryside, but with a stronger center than a hamlet due to its proximity to a transportation corridor. See: TND.



**Walkable Neighborhood / Walkability.** Development pattern that is identifiable for its short block lengths and complete street attributes such as sidewalks, bicycle facilities, on-street parking, and slow vehicular speeds. Pedestrian sheds that include commercial, civic, school, open space and residential uses within or adjacent to walkable neighborhoods provide the most efficient use of land and environmental resources.

# GLOSSARY

